



# THE SANCTUARY.

## WHERE PEOPLE & NATURE MEET



**Location:**

**Project proponent:**

**Sector:**

**Investment type:**

**Investment amount sought:**

**Project status:**

Marrakai, Northern Territory

Gimbells Investments

Commercial/Tourism/Residential

Various Commercial, Greenfield

Multiple options

**Shovel Ready** – full Government Development Approval (DA) with secure water for all Stages

### PROJECT DESCRIPTION:

The Sanctuary is a unique 16 kilometre square natural habitat located in Marrakai. The site has been fully master planned into six development stages, consisting of seven commercial sites, the two largest have unobstructed Arnhem Highway road frontage, with 247 generous-sized residential blocks that start from two hectares.

Presently, it's around a 50 minute drive from Darwin, though this will reduce when major roadworks, for the duplication of the Arnhem and Stuart Highway entrance, is completed. Vast surrounding areas of conservation significance protects the area from over-development. All major headworks have been undertaken to release Stage 1A to market, which includes land titles and secure access to water.

### COMMERCIAL OPPORTUNITIES

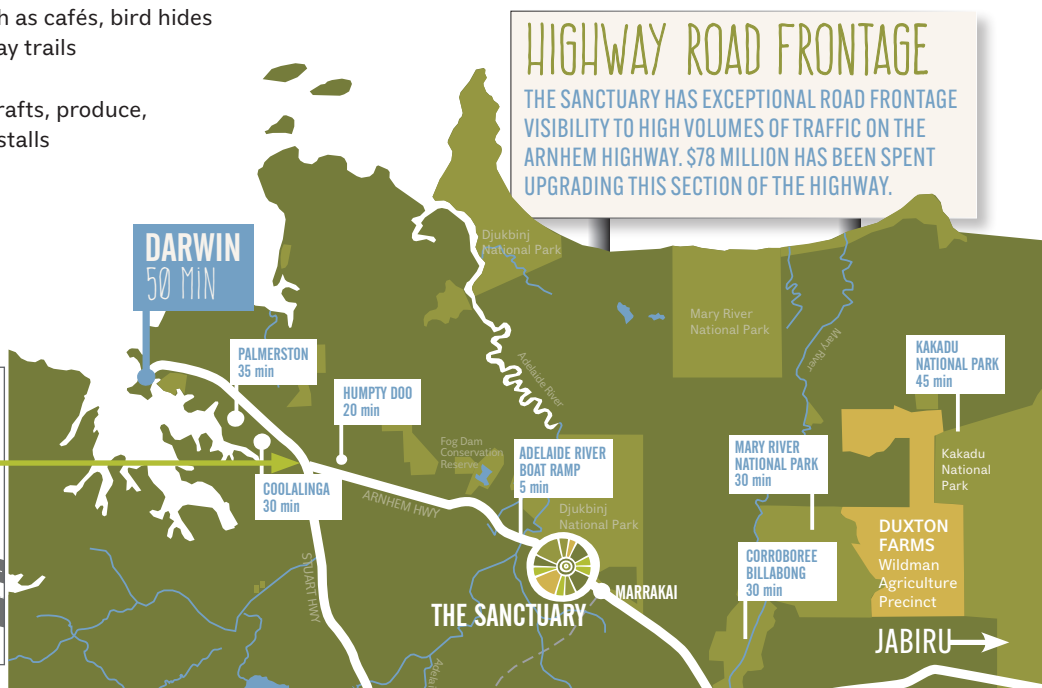
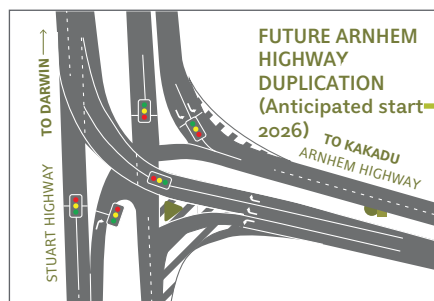
Expressions of Interest are sought from developers to maximize the prime commercial opportunities of this unique, greenfield site that is well positioned to become the Top End's newest tourism destination. It is ideally suited to mixed use commercial and tourism offerings that may include but not limited to:

- Fuel station
- Caravan and cabin park
- Tavern
- Artificial lagoon with amenities such as cafés, bird hides as well as walking, biking and segway trails
- Boat storage and wash down area
- Retail offerings: tackle/bait shop, crafts, produce, souvenirs, pop-up misc inc market stalls
- Mini supermarket (IGA style)
- Wellness centre/retreat
- Helipad
- Childcare Centre
- Local tour operators
- Amphitheatre

### RESIDENTIAL OPPORTUNITIES

Expressions of Interest are also sought for the development of the 247 residential blocks that are a minimum of two hectares up to 162 hectares, transforming the site into a tranquil rural subdivision nestled in natural bushland. Market research intelligence indicated demand and interest from the following groups:

- **Young, middle income families with children** – affordable large blocks, school bus access to local schools, nearby employment opportunities such as emerging agribusiness and tourism
- **Retirees escaping from established rural areas that have become built out** – peace and seclusion
- **Tour operators who work in the region** – access to tourism hotspots including birding and iconic fishing locations
- **Those seeking a 'tree-change' to their lifestyle** – surrounded by a protected conservation habitat
- **Current residents of the region and their adult children** – access to onsite services and amenities, short drive to Humpty Doo
- **Darwin and Palmerston residents** – weekend retreat, hobby farmers (horticulture and pastoral), nature lovers and keen fishers
- **Small business owners** – who have the space to work from home such as contractors, tradesmen etc



**HIGHWAY ROAD FRONTAGE**  
THE SANCTUARY HAS EXCEPTIONAL ROAD FRONTAGE VISIBILITY TO HIGH VOLUMES OF TRAFFIC ON THE ARNHEM HIGHWAY. \$78 MILLION HAS BEEN SPENT UPGRADING THIS SECTION OF THE HIGHWAY.



THE SANCTUARY.

**STAGE FOUR**  
55 RESIDENTIAL  
ALLOTMENTS  
(TOTAL AREA 622.0Ha)

**STAGE FIVE**  
21 RESIDENTIAL  
ALLOTMENTS  
(TOTAL AREA 100.9Ha)

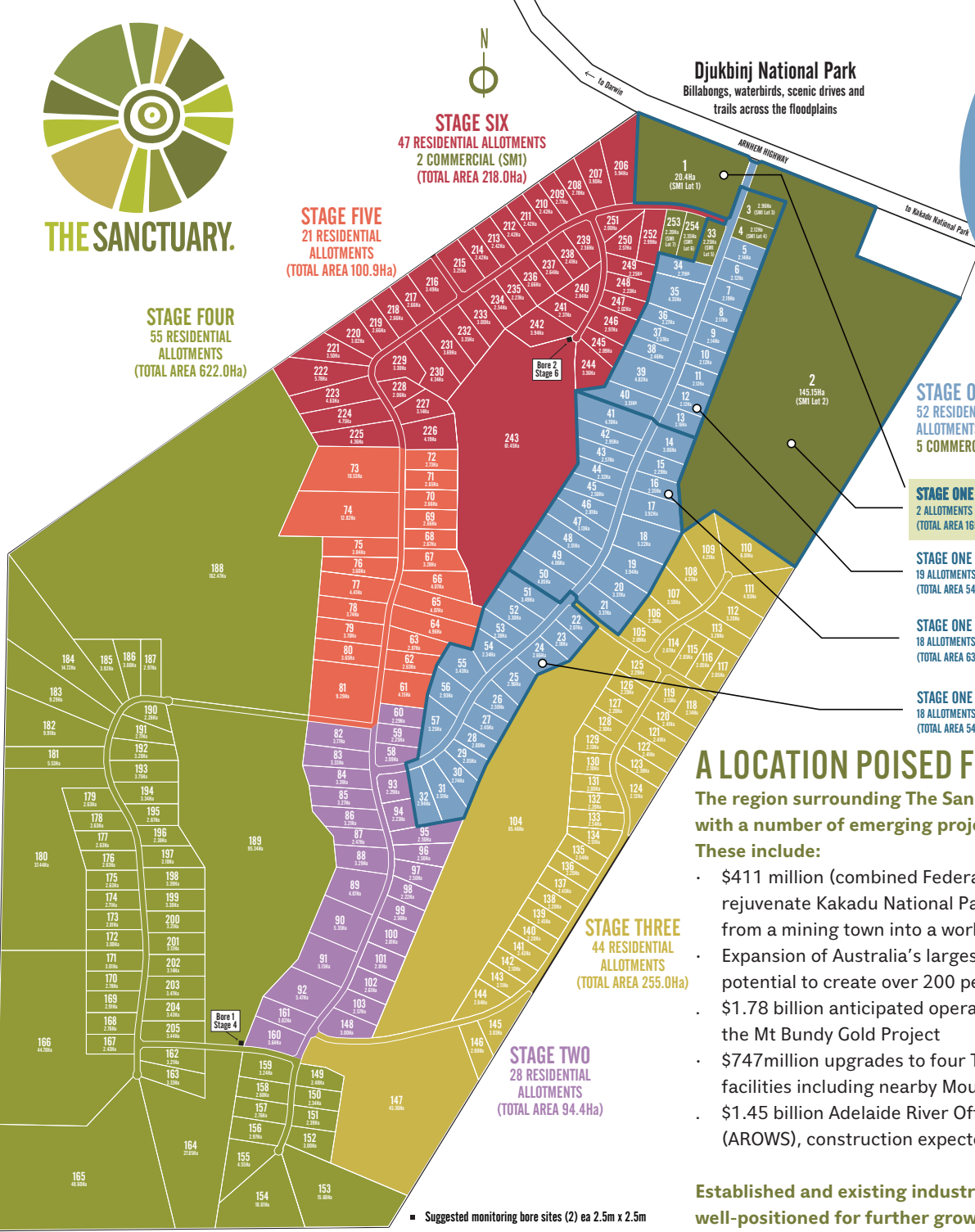
**STAGE SIX**  
47 RESIDENTIAL ALLOTMENTS  
2 COMMERCIAL (SMT)  
(TOTAL AREA 218.0Ha)

**Djukbinj National Park**  
Billabongs, waterbirds, scenic drives and  
trails across the floodplains

**\$1.45 BILLION**  
WILL BE SPENT ON THE  
AROWS PROJECT.

IT WILL STORE HALF  
THE WATER CAPACITY OF  
SYDNEY HARBOUR

**\$200 MILLION**  
WAS GENERATED  
FROM THE REGION'S  
HORTICULTURE  
INDUSTRY IN 2024,  
INCLUDING \$70  
MILLION FROM  
MANGOES.



**STAGE ONE**  
52 RESIDENTIAL  
ALLOTMENTS AND  
5 COMMERCIAL

**STAGE ONE A**  
2 ALLOTMENTS  
(TOTAL AREA 165.55Ha)

**STAGE ONE B**  
19 ALLOTMENTS  
(TOTAL AREA 54.2Ha)

**STAGE ONE C**  
18 ALLOTMENTS  
(TOTAL AREA 63.9Ha)

**STAGE ONE D**  
18 ALLOTMENTS  
(TOTAL AREA 54.2Ha)

**STAGE THREE**  
44 RESIDENTIAL  
ALLOTMENTS  
(TOTAL AREA 255.0Ha)

**STAGE TWO**  
28 RESIDENTIAL  
ALLOTMENTS  
(TOTAL AREA 94.4Ha)

■ Suggested monitoring bore sites (2) ea 2.5m x 2.5m

## A LOCATION POISED FOR GROWTH

The region surrounding The Sanctuary is ripe with opportunity with a number of emerging projects coming to fruition.

These include:

- \$411 million (combined Federal and NT Government spend) to rejuvenate Kakadu National Park and transform nearby Jabiru from a mining town into a world-class tourism hub
- Expansion of Australia's largest barramundi farm, with the potential to create over 200 permanent jobs
- \$1.78 billion anticipated operating expenditure over 10 years at the Mt Bundy Gold Project
- \$747million upgrades to four Territory Defence training facilities including nearby Mount Bundy
- \$1.45 billion Adelaide River Off-Stream Water Storage (AROWS), construction expected to start in 2028.

Established and existing industries in the region that are well-positioned for further growth and expansion include:

- Recreational fishing, currently estimated to generate \$144 million a year across the Top End
- The region's horticulture industry reached around \$200million in 2024, building on its year-on-year growth. This is set to rise through the Government's enabling infrastructure and private investor attraction such as ASX-listed Duxton Farms recent acquisition of the 26,000ha Wildman Agriculture Precinct
- Self-drive tourism, particularly 4WD off road adventure
- Niche tourism markets such as birding and eco-tourism
- The region's pastoral industry continues to thrive, contributing to the 42% increase of live cattle exports in 2024 through the Port of Darwin.

## WHERE PEOPLE AND NATURE MEET

The Sanctuary has a number of established attractions on its doorstep that entices both tourists and locals alike for short breaks out of the city. These include the lure of its surrounding barramundi country (further incentivised by the Million Dollar Fish competition) Jumping Crocodile cruises, Windows on the Wetland, Purple Mango Café, Fogg Dam, Bamurru Plains, Mary River House Boats, Pudakul Aboriginal Tours, Point Stuart Lodge, Bark Hut Inn and the plethora of attractions within Kakadu National Park.

## PROJECT PROPONENT

Gimbells Investments Pty Ltd are the developers of this subdivision. Gimbells has a vision encompassing a commercial hub, a tourism destination and a quality lifestyle subdivision, providing residents with the opportunity to live in the midst of a natural habitat. Founded in 1962, the Gimbells Group has a well-respected name in the Darwin community.

## FOR FURTHER INFORMATION CONTACT JODIE ROUSELL

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